

**Reasons to Object to the McCarthy Stone plans for Knowle – the deadline for comments 21 April**

**still applies, despite the fire - quoting p.a. 23/0571/MFUL**

**for online comments: <https://planning.eastdevon.gov.uk/online-applications>**

**or write to: Planning Team, EDDC, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, Devon EX14 1EJ**

1. **Overdevelopment:** With 33 Retirement-Living apartments, 53 Assisted -Living apartments, 9 open-market houses and a 70-bed care home, this scheme is an example of developers' greed and 165 is well in excess of Pegasus Life's 113 apartments and the 50-dwelling guideline in the Local Plan.
2. **Intolerable pressure on local care and health services.** Local care homes are unable to find care workers and the area is short of doctors with no replies for replacements. As McCarthy Stone and Porthaven are likely to pay over the odds for care workers, the latter may well be taken from existing care homes that service existing local residents. This will make it even more difficult for the Local Authority to provide care in the area. We question the need for a large enclave for the aged that will attract clients from elsewhere, while many vacancies already exist in places like Churchill.
3. **No public benefits:** The Inspector, in granting Pegasus Life's appeal, singled out the public benefits offered by an on-site restaurant and orangery with its prospect view, both to be open to the public. McCarthy Stone offer no such benefits. However, we welcome the inclusion of a permissive footpath with access from Upper Knowle Drive, though this was also included in the Pegasus Life scheme.
4. **Effect on the Public Gardens and Listed Summerhouse:** The massive bulk and huge height of the Assisted -Living block, which will be five storeys high at the southern end and built to the edge of the terraced lawn boundary, will overbearingly dominate the Southern Gardens below and, with its many balconies, intrude on the public's enjoyment of a special public open space. (The developer's image in its plans fails to represent the true upward-angle impact.)  
Moreover, the public will no longer be able to enjoy the park's chief glory, its terraced lawn prospect.  
The Retirement-Living block will be much closer to the listed summerhouse than in the Pegasus Life plan and will dwarf it into insignificance by removing the space around it.
5. **Impact on the neighbourhood:**
  - (a) The large Retirement-Living block with its balconies will intrude on the privacy of properties below to the west.
  - (b) The four semi-detached houses proposed on upper Knowle Drive will be sited much closer to the road than in the previous scheme and create massing and density out of keeping with the neighbourhood.
  - (c) There will be much traffic noise and flow from the road to and fro through the site which will affect the peace of many neighbouring properties in Broadway and Knowle Drive.
  - (d) As there is inadequate parking provided in the Porthaven care home, users will inevitably park on unpaved Broadway and on Knowle Drive.
6. There needs to be an up-to-date bat survey and a specific badger survey near the proposed chalets.

Please pass this on...

Mike Temple